



# PLP KNOWSLEY



**UP TO 800,000 SQ FT**

**DESIGN & BUILD INDUSTRIAL/DISTRIBUTION UNITS**

KNOWSLEY BUSINESS PARK, L33 7XQ



MATALAN

makro

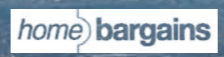
SugaRich

Burhill

PLP KNOWSLEY

home bargains

SAT NAV: L33 7XQ



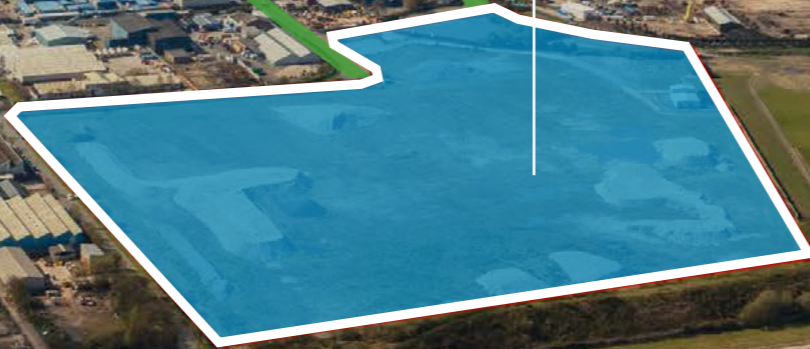
M57 J4

M57

A580

LEES ROAD

ARBOUR LN



KNOWSLEY RAIL FREIGHT TERMINAL

# ACCESS TO A580 AND M57 J4

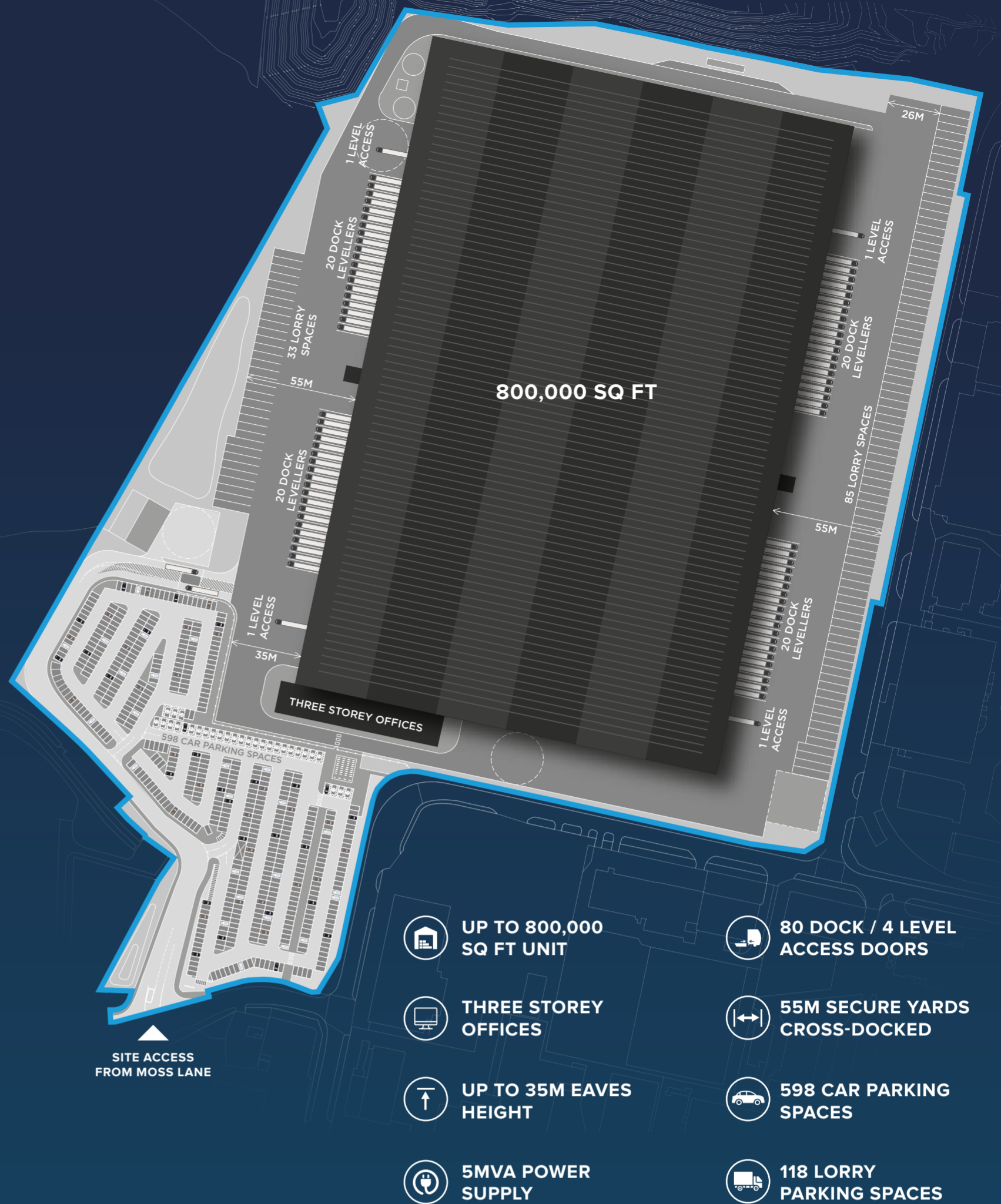
- OUTLINE PLANNING CONSENT IN PLACE
- UP TO 800,000 SQ FT IN A SINGLE UNIT
- SERVICED PLOT READY TO DEVELOP
- SUBSTANTIAL POWER AVAILABILITY
- RAIL FREIGHT TERMINAL ADJACENT
- UP TO 35M EAVES HEIGHT
- 20 MINUTES DRIVE TO LIVERPOOL2 DEEPWATER PORT
- 15 MINUTES DRIVE TO JAGUAR LAND ROVER HALEWOOD



# OPTION ONE

## 800,000 SQ FT

UNIT 1	SQ FT	SQ M
WAREHOUSE	752,016	69,864
THREE STOREY OFFICES	39,687	3,687
HUB OFFICES	1,377	128
GATEHOUSE	193	18
VEHICLE MAINTENANCE UNIT	6,727	625
<b>TOTAL UNIT GIA</b>	<b>800,000</b>	<b>74,322</b>
<b>PLOT SIZE</b>	<b>36.9 AC</b>	<b>14.9 HA</b>

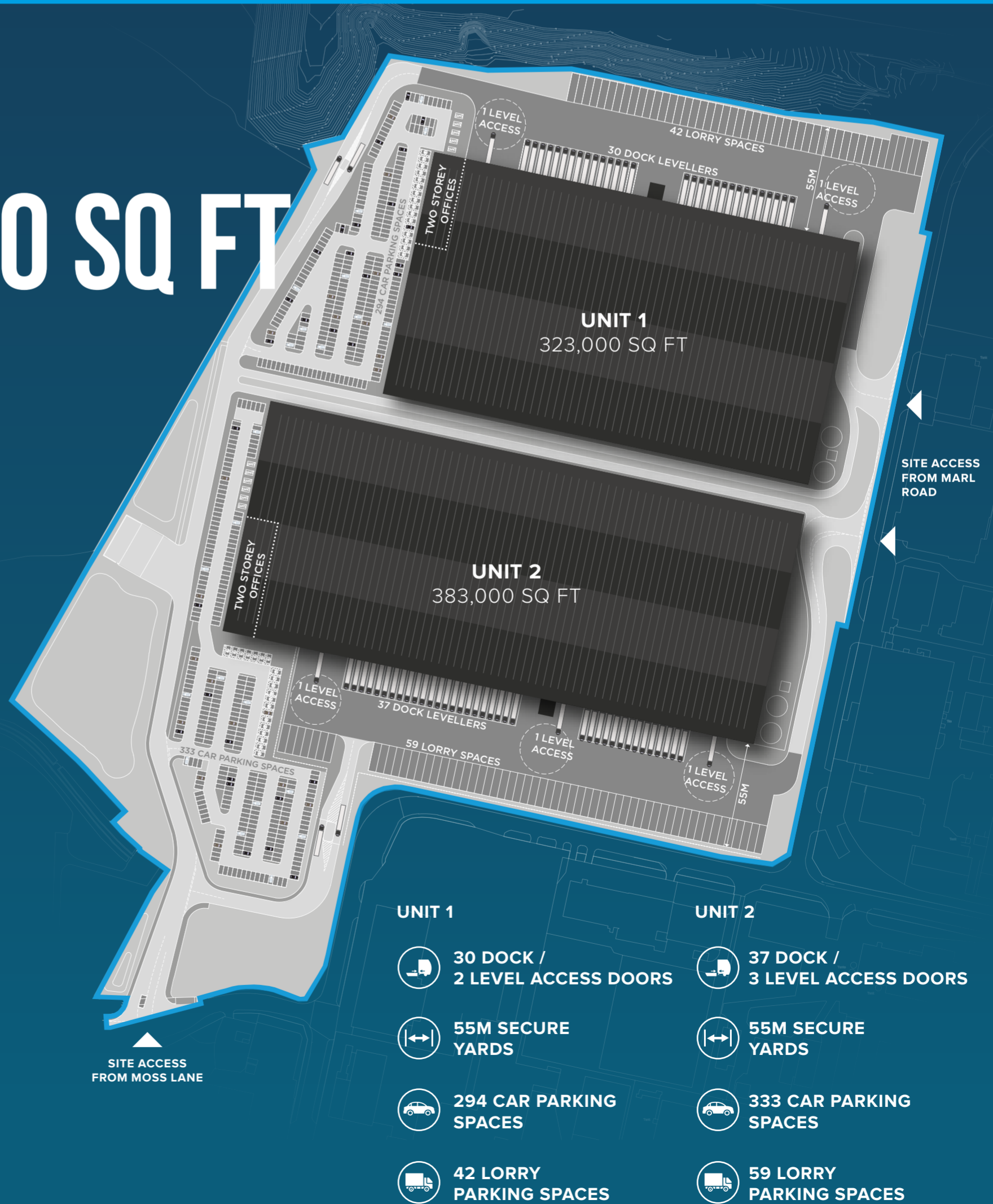


# OPTION TWO

## 323,000 & 383,000 SQ FT

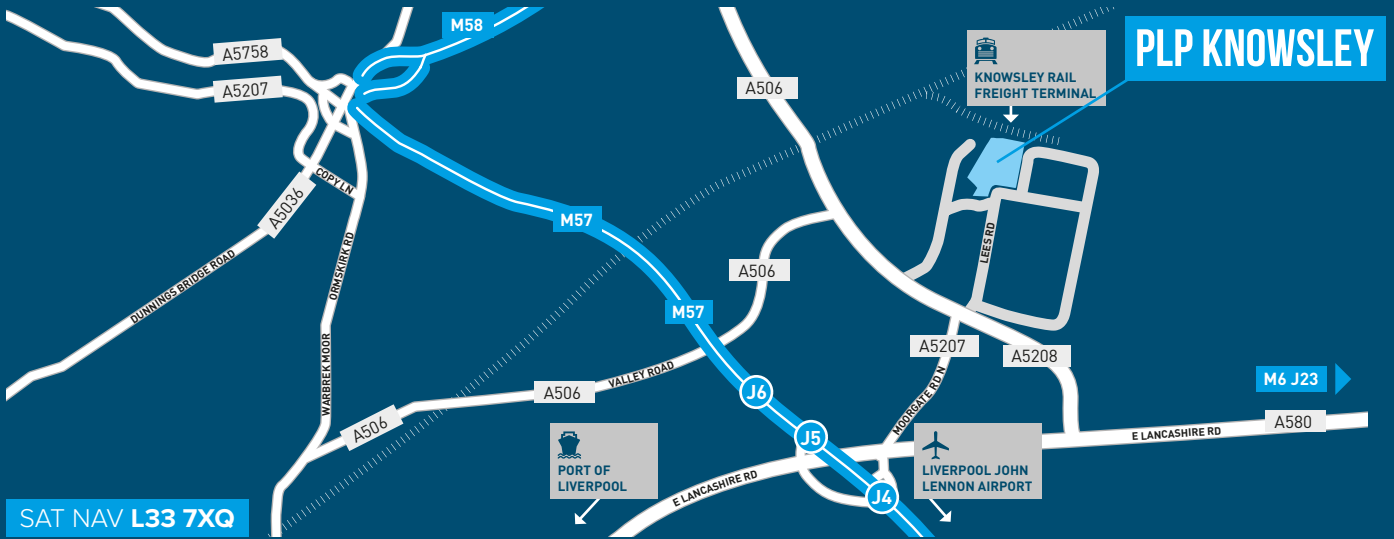
UNIT 1	SQ FT	SQ M
WAREHOUSE	306,214	28,448
FIRST FLOOR OFFICE	8,202	762
SECOND FLOOR OFFICE	8,202	762
HUB	688	64
GATEHOUSE	193	18
<b>TOTAL UNIT GIA</b>	<b>323,499</b>	<b>30,054</b>
<b>PLOT SIZE</b>	<b>16.2 AC</b>	<b>6.5 HA</b>

UNIT 2	SQ FT	SQ M
WAREHOUSE	361,670	33,600
FIRST FLOOR OFFICE	10,333	960
SECOND FLOOR OFFICE	10,333	960
HUB	688	64
GATEHOUSE	193	18
<b>TOTAL UNIT GIA</b>	<b>383,217</b>	<b>35,602</b>
<b>PLOT SIZE</b>	<b>16.9 AC</b>	<b>6.9 HA</b>





# EXCELLENT CONNECTIVITY



## ROAD

M57 – J4	1.9 miles
M6 – J23	11 miles
Liverpool	13.5 miles
Manchester	31.6 miles
Birmingham	94.7 miles



## RAIL

Knowsley Rail Freight Terminal	1.0 miles
Kirkby	2.4 miles
Liverpool Lime Street	8.3 miles



## AIR

Liverpool John Lennon	15.5 miles
Manchester	33 miles



## PORTS

Port of Liverpool	10.5 miles
Immingham	140 miles



**1.1m** people of working age **within 30 min** drive time

**2.9m** people of working age **within 45 min** drive time

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